

## 5 The Beeches, Woodville, Glanmire, Cork



**Excellent four bedroom end of terrace property consisting of a reception hallway, guest w.c., living room, open plan kitchen/dining and a walk-in storage unit on the ground floor.**

**The first floor boasts three spacious bedrooms, en-suite and the main family bathroom while the second floor accommodates the main bedroom suite with en-suite bathroom.**



**AMV €275,000**

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 5.3m x 1.89m

The reception hallway has tiled flooring, one window to the side of the property, one centre light piece, one smoke alarm, one thermostat control for the heating, one radiator, two power points, two phone points and one alarm control point.

- Guest W.C

The guest w.c. has a two piece suite with impressive tiling. Features include one centre light piece, one wall mounted light piece, one radiator and one window to the front of the property.

- Living Room 4.68m x 4.77m

A spacious main living room that has one window to the front of the property. The area has superb solid timber flooring, impressive fireplace with gas insert, one centre light piece, one large radiator, six power points, two television points and one telephone point.



- Kitchen/Dining 3.6m x 6.7m

A superb open plan kitchen/dining area that features a modern fitted kitchen with high-gloss units at eye and floor level accompanied by a granite worktop counter and tiled splash back. The area has tiled flooring throughout, two windows to the rear of the property and a PVC door with glass paneling allows access to the rear garden. The area has two centre light pieces, one large radiator and extensive dining space. The kitchen includes an integrated washer/drier, oven, hob, extractor fan and fridge freezer.





floor to ceiling, two power points and one radiator. A staircase from here allows access to the raised bedroom area. This section has six power points, carpet flooring, one radiator, one centre light piece and an en-suite bathroom is accessed from here.



The en-suite bathroom has a two piece suite with a double corner shower area. The room has impressive tiling throughout, one centre light piece and one radiator.

- En-Suite 2

### Features

- 1,679 Sq Ft/ 156 Sq M
- Year Built 2006
- BER B3
- South-facing aspect
- Modern fitted kitchen
- New carpet flooring throughout
- Four spacious bedrooms
- Two en-suite bathrooms
- Gas fired central heating
- Double glazed windows

### Directions

Please see Eircode T45 TK27 for directions.



Garry O'Donnell  
60 South Mall, Cork  
087 7522244  
garry@eracork.ie

The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



AMV €275,000

PSRA Licence No. 002584